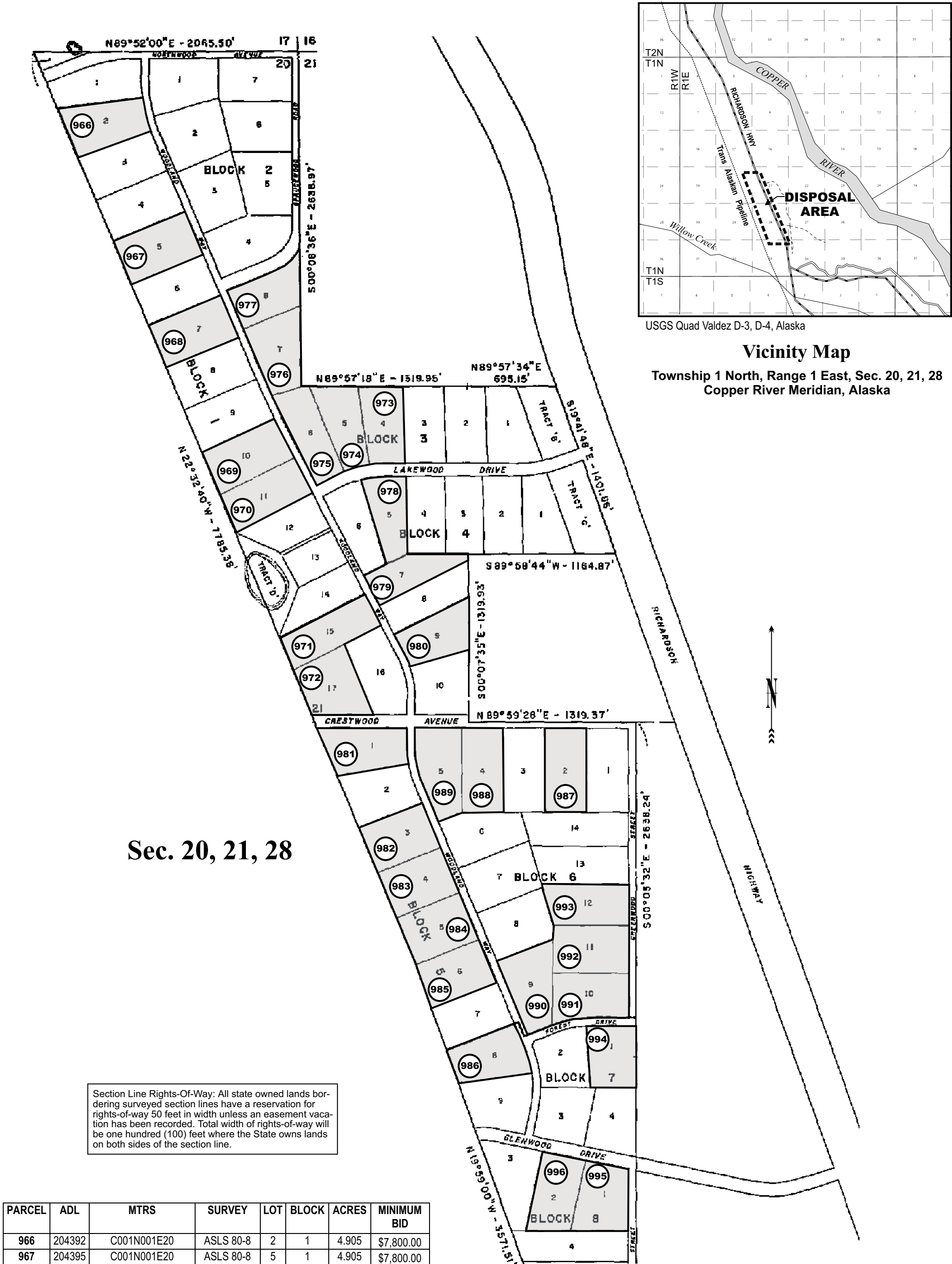
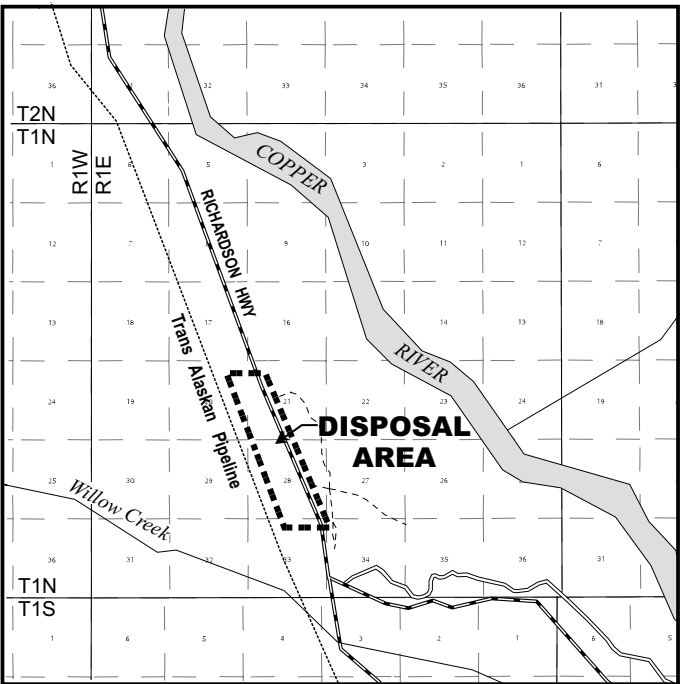


Map 32 - Willowcrest ASLS 80-8



PARCEL	ADL	MTRS	SURVEY	LOT	BLOCK	ACRES	MINIMUM BID
966	204392	C001N001E20	ASLS 80-8	2	1	4.905	\$7,800.00
967	204395	C001N001E20	ASLS 80-8	5	1	4.905	\$7,800.00
968	204397	C001N001E20	ASLS 80-8	7	1	4.965	\$7,800.00
969	204400	C001N001E20, 21, 28	ASLS 80-8	10	1	4.962	\$8,800.00
970	204401	C001N001E20, 21	ASLS 80-8	11	1	4.867	\$11,200.00
971	204405	C001N001E20, 21	ASLS 80-8	15	1	4.867	\$8,300.00
972	204407	C001N001E20, 21	ASLS 80-8	17	1	4.867	\$8,300.00
973	204418	C001N001E21	ASLS 80-8	4	3	4.558	\$11,200.00
974	204419	C001N001E21	ASLS 80-8	5	3	4.561	\$11,200.00
975	204420	C001N001E20, 21	ASLS 80-8	6	3	4.609	\$11,200.00
976	204421	C001N001E20	ASLS 80-8	7	3	4.622	\$7,800.00
977	204422	C001N001E20	ASLS 80-8	8	3	4.622	\$8,800.00
978	204427	C001N001E21	ASLS 80-8	5	4	4.305	\$11,200.00
979	204429	C001N001E21	ASLS 80-8	7	4	4.190	\$8,300.00
980	204431	C001N001E21	ASLS 80-8	9	4	4.187	\$8,300.00
981	204433	C001N001E28	ASLS 80-8	1	5	4.836	\$9,800.00
982	204435	C001N001E28	ASLS 80-8	3	5	4.829	\$9,800.00
983	204436	C001N001E28	ASLS 80-8	4	5	4.829	\$9,800.00
984	204437	C001N001E28	ASLS 80-8	5	5	4.829	\$9,800.00
985	204438	C001N001E28	ASLS 80-8	6	5	4.636	\$9,800.00
986	204440	C001N001E28	ASLS 80-8	8	5	4.622	\$9,800.00
987	204443	C001N001E28	ASLS 80-8	2	6	4.995	\$9,800.00
988	204445	C001N001E28	ASLS 80-8	4	6	4.995	\$9,800.00
989	204446	C001N001E28	ASLS 80-8	5	6	4.982	\$9,800.00
990	204450	C001N001E28	ASLS 80-8	9	6	4.973	\$9,800.00
991	204451	C001N001E28	ASLS 80-8	10	6	4.977	\$9,800.00
992	204452	C001N001E28	ASLS 80-8	11	6	4.977	\$9,800.00
993	204453	C001N001E28	ASLS 80-8	12	6	4.983	\$9,800.00
994	204456	C001N001E28	ASLS 80-8	1	7	4.211	\$10,800.00
995	206075	C001N001E28	ASLS 80-8	1	8	4.828	\$13,500.00
996	206076	C001N001E28	ASLS 80-8	2	8	4.827	\$13,500.00

Location	Located within the Copper River Valley and is bounded by the Richardson Highway on the east and by the Trans-Alaska pipeline on the west. The subdivision is located approximately 8 miles south of Copper Center at mile ± 93.5 of the Richardson Highway.
Topo Map	USGS Quad Valdez D-3, D-4
Access	Access is provided by the Richardson Highway, which fronts the eastern side of the subdivision. Further access may be gained by ATV or 4-wheel drive using platted rights-of-way.
Terrain	The terrain is generally flat with some gentle slopes to the northeast.
Soils	Sandy gravel and sandy silty material dominate the area. Permafrost is prevalent.
Vegetation	Spruce and birch forest broken by limited muskeg formations.
Water Front	None
View	Unknown
Climate	Temperatures average 39 to 68 degrees F in the summer and -22 to 27 degrees F in the winter. Extremes of -74 and 96 degrees F have been recorded. Average annual precipitation is 10 inches including 39 inches of snow.
Water Source	Water availability may be affected by low yields and permafrost, while the quality may depend on mineralization or "hard" water and sporadic areas of saline waters. Water may have to be hauled.
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such systems as installed shall be obtained from ADEC.
Utilities	Public electricity and telephone service extends along Lakewood Dr. from the Richardson Hwy to the eastern boundary of Lot 12, Block 1.
Restrictions	Subject to platted easements and reservations, see ASLS 80-8.
Municipal Authority	None
Homeowners Assoc.	Any subsequent owner of any parcel within this subdivision automatically becomes a member of the Homeowners Association created to govern said subdivision.
Other	Located within the Copper River Basin Area Plan.



Vicinity Map
Township 1 North, Range 1 East, Sec. 20, 21, 28
Copper River Meridian, Alaska

Veterans’ Land Discount

Per AS 38.05.940, eligible veterans may receive a **25 percent discount** on the purchase of state land. This Veterans’ Land Discount may only be used **once** in an applicant’s lifetime.

Veterans’ Discount Qualifications

To be eligible, a veteran must submit proof, acceptable to the department, that he/she:

- 1. Is 18 years of age or older at the date of sale;
- 2. **Has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement);
- 3. Has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to

receiving an early separation after a tour of duty overseas (use Form DD 214); and

4. Has received an honorable discharge, or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The Veterans’ Land Discount may be applied only to acquisition of surface rights to the land. **It may not**

be applied to survey and platting costs, or other costs reimbursable to the state. These reimbursable costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table below.

Successful bidders who qualify for the Veterans’ Land Discount must apply for the discount at the time of the award notification. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

For a purchase to be made jointly with another, both purchasers must be eligible bidders. If both are also eligible veterans, only one 25 percent discount will be given and both veterans will have exhausted their once-in-a-lifetime land discount.

At right is an example of how a Veterans’ Land Discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre; if the bid price were \$14,000.00:

VETERAN’S DISCOUNT CALCULATION			
Per Acre Reimbursable Cost	\$	959.00	
“X” Parcel Size (Acres)	x	3.349	
Total Reimbursable Cost	\$	3,211.69	
Bid Price	\$	14,000.00	\$ 14,000.00
Less the Reimbursable Cost	\$	-3,211.69	
Amount eligible for discount	\$	10,788.31	
25% Veterans’ Discount Rate	x	0.25	
Veterans’ Discount	\$	2,697.08	\$ -2,697.08
Discounted Purchase Price (Bid Price Less Discount)			\$ 11,302.92
Less 5% bid deposit of the full purchase price (<i>do not submit a bid deposit based upon the discounted purchase price</i>)			\$ -700.00
Balance Due			\$ 10,602.92

Reimbursable Costs for Calculating Veterans’ Discount

Project Name	Project description	Cost/Acre	Project Name	Project description	Cost/Acre
Alexander Creek West	ASLS 79-209	\$225.00/Acre	Quota	ASLS 80-120	\$220.00/Acre
Bartlett Hills Tract D	ASLS 79-143D	\$234.00/Acre	Safari Lake	ASLS 80-188	\$275.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre	Snake Lake	ASLS 85-085	\$207.00/Acre
Eagle II	ASLS 82-136	\$209.00/Acre	South Bald Mountain	ASLS 82-001	\$336.00/Acre
Edna Bay	ASLS 81-116	\$693.00/Acre	Sunnyside	ASLS 80-182	\$524.00/Acre
Excursion Inlet South	ASLS 81-090	\$547.00/Acre	Sunnyside Subd.	USS 2912	N/A
Farmview	ASLS 82-123	\$347.00/Acre	Swan Lake	ASLS 79-145	\$265.00/Acre
Four Mile Hill	ADLS 80-006 Sec 22, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs Addition	ASLS 81-196	\$453.00/Acre
Four Mile Hill	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Talkeetna Bluffs	ASLS 80-094	\$231.00/Acre
Four Mile Hill Ag	ASLS 80-007 Sec 15, T9S, R10E, FM	\$4.00/Lot	Tazlina Hills	ASLS 79-227	\$349.00/Acre
Glenn	ASLS 81-205	\$410.00/Acre	Tazlina Northwest	ASLS 79-226	\$349.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre	Tazlina Southwest	ASLS 79-121	\$349.00/Acre
Greensward	ASLS 79-154	\$492.00/Acre	Tenderfoot	ASLS 81-213	\$400.00/Acre
Harris River	ASLS 79-270	\$853.00/Acre	Three Mile	ASLS 82-010	\$405.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre	Tok (Sec 15, T18N, R12E, CRM)	ASLS 79-135	\$4.00/Lot
Iksgiza Lake	ASLS 81-054	\$328.00/Acre	Tok (Sec 16, T18N, R12E, CRM)	ASLS 79-134	\$4.00/Lot
Jack II	ASLS 82-140	\$241.00/Acre	Tok (Sec 21, T18N, R12E, CRM)	ASLS 79-133	\$4.00/Lot
Jack	ASLS 79-165	\$61.00/Acre	Tok Area	ASLS 77-164	\$91.00/Acre
June Creek	ASLS 79-166	\$88.00/Acre	Tok (Tetlin Trail) Replat 79-006	ASLS 79-132	\$4.00/Lot
Kahiltna Flats	ASLS 80-175	\$204.00/Acre	Tok Replat 79-133	ASLS 80-048	\$4.00/Lot
Kenney Lake	ASLS 81-193	\$740.00/Acre	Tok Replat 79-134	ASLS 80-049	\$4.00/Lot
Kenny Creek	ASLS 80-143	\$273.00/Acre	Totek Lake	ASLS 81-057	\$305.00/Acre
Kentucky Creek Odd Lot	Sec S1/2 28, S1/2 29, 32, 33, T4N, R13W, FM	\$58.00/Acre	Tower Bluffs	ASLS 80-097	\$227.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre	Tower Bluffs	ASLS 80-098	\$227.00/Acre
McGrath Tracts A & B	ASLS 83-199	N/A	Trapper Creek Glen	ASLS 79-242	\$265.00/Acre
Nenana South	ASLS 80-106	\$225.00/Acre	Tungsten	ASLS 80-099	\$211.00/Acre
Ninemile Creek	ASLS 80-151	\$317.00/Acre	Warren	ASLS 79-138	N/A
Northridge	ASLS 81-214	\$374.00/Acre	Wigwam	ASLS 83-022	\$704.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre	Willow Creek	ASLS 79-122	\$156.00/Acre
Parker Lake	ASLS 82-126	\$488.00/Acre	Willow Crest	ASLS 80-008	\$310.00/Acre
Peters Creek	ASLS 80-144	\$302.00/Acre	Windy Hills	ASLS 79-173	\$219.00/Acre
Pinnacle Mountain	ASLS 84-012	\$1121.00/Acre			